

Ref.-ID: MIBGR5323066

Calahonda

Apartment

Community: 1,704 EUR / year IBI: 386 EUR / year

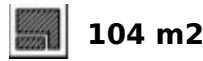
Rubbish: 78 EUR / year



2



2



104 m2

\*\*\*REDUCED APRIL 2026\*\*\* This inviting first-floor apartment in the sought-after El Porton community in Calahonda offers generous space, modern comfort and a wonderfully relaxed Mediterranean lifestyle. The home features two bedrooms and two bathrooms, including a main bedroom with an en-suite bathroom, built-in wardrobes and direct access to the large covered terrace. The terrace is also accessible from the lounge and enjoys a desirable southwest orientation with views across the gardens and sweeping sea views stretching all the way to Gibraltar and North Africa — an ideal spot for outdoor dining or unwinding in the sun. Inside, the layout is bright and practical, with a fully fitted kitchen that was renovated just two and a half years ago. It includes a separate utility room housing the boiler, washing machine and a tumble dryer for added convenience. The spacious lounge easily accommodates a large sofa, dining table and storage units, while air conditioning ensures comfort throughout the year. El Porton is a secure, gated community with communal off-street parking, two swimming pools (one open all year) and the added convenience of a lift. Its elevated position offers tranquillity while still being just a five-minute drive from local shops and seven minutes from the coast. Whether you're looking for a permanent residence, a lock-up-and-leave second home or a property with rental potential, this apartment is an excellent option. The community currently allows new tourist licence applications, adding further appeal for investment-minded buyers. Contact us to arrange a viewing. \* Build Size 104 m<sup>2</sup> \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Disabled Friendly \* Private Terrace \* Communal parking \* 7 minutes drive to the beach \* 5 minutes drive to the shops \* Communal fees: €142,00 per month \* IBI property tax: €386,00 per annum \* Refuse fees: €78,00 per annum \* Lift

**Setting**

- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ South West

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal

**Condition**

- ✓ Excellent

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Pool**

- ✓ Communal

**Furniture**

- ✓ Optional

**Parking**

- ✓ Communal





























